

Revision to original SOMA Co. Zoning Text approved by resolution 00-C-61. Revised and approved by resolution 01-C-30 Amd. Revised and approved by resolution 02-C-03. Revised and approved by resolution 03-C-18.

Subarea 3

A. Location and Size

1. Subarea 3 is located north of the Scioto Run Creek, west and south of the Landscape Buffer/park and east of the arterial collector.
2. Subarea 3 is ± 24.97 acres in size noted. See Exhibit "A".

B. Permitted Uses

1. The following uses shall be permitted:
 - a. Office area (15.30 acres as shown on the Subarea 3 plan)
 1. One- and two-story offices, medical offices, outpatient surgical centers, and laboratory & research facilities.
 - b. Neighborhood Business area (7.80 acres as shown on the Subarea 3 plan)
 1. Neighborhood business uses (per the Hilliard Code) are defined as retail or personal service establishments without drive-in/drive-through service which cater to and can be located in close proximity to residential districts without creating undue vehicular congestion, excessive noise, or other objectionable influence. No individual neighborhood building or use may be more than 6,000 square feet in gross floor area.
 2. Banks and credit unions with or without drive through service.

C. Maximum Lot Coverage

1. Lot coverage by building and pavement shall not exceed 80 percent on any parcel.
2. No minimum lot size shall be required provided that the development of each parcel meets the requirements of this zoning text.

D. Height Limitations

1. The Maximum height limit shall be 2 story for office buildings and the maximum height limit shall be 1 story for neighborhood retail buildings.
2. The maximum height for the 1-story buildings shall be 25 feet as measured by the Hilliard Zoning Code. The maximum height for a 2-story building will be 35 feet as measured by the Hilliard Zoning Code.

E. Setbacks

1. Setbacks from the arterial collector (Trueman Boulevard) shall be 20 feet for parking and 40 feet for buildings.

2. Minimum pavement setbacks from the east property line bordering the Scioto Run PND subdivision shall be 60 feet and shall consist of a 60-foot-wide landscape buffer as shown on Exhibit "A" and as noted below. One single row of parking and a drive aisle may be constructed between the building and the parking setback provided that the parking be adjacent to the building and the drive aisle be adjacent to the pavement setback. Minimum building setback from the same property line shall be 110 feet.
3. Minimum building and pavement setback from the north property line bordering the Ridgewood Estate subdivision shall be 50 feet and shall consist of a 50 foot landscape buffer as shown on exhibit "A" and as noted below.
4. Minimum building setback from the new public street "A" which services the development shall be 10 feet. Minimum Parking setback from street "A" shall be 5 feet.
5. Minimum Building setbacks between subdivided lots shall be 10 feet. Minimum Paving setbacks between subdivided lots shall be 5 feet. Paving setback may be reduced to 0 feet if cross parking easements are in place.
6. There shall be cross access between lots within Sub Area 3 to provide access to the public streets. Setback requirements shall not apply to these access points.
7. All parking setbacks shall be landscaped in accordance with the requirements of this text.
8. The developer shall construct landscape buffer areas as drawn on Exhibit "A". The City of Hilliard shall required the construction and maintenance of such landscape buffer in accordance with the Landscape Buffer Plan. The landscape buffer shall contain a mound, which is not less than six feet in continuous height adjacent to the buildable area of Subarea 3. The entire mound shall be constructed at the same time as the first development occurs. The mound shall be planted with a mix of evergreen, ornamental and deciduous shade trees as configured on the buffer exhibit. Preservation of existing trees as described in 3.(f)1. as is required. No mounding will be constructed in the FEMA regulated floodway areas along the northern property boundary adjacent to Ridgewood Estates. No development at all will be permitted within the boundary of this floodway area. Maintenance of the required 60-foot-wide landscape buffer areas shall be the responsibility of the owners association of the developed properties.

F. Landscaping

1. All landscaping shall be in accordance with the requirements of Hilliard City Code section 1331.
2. Any portion of a lot upon which a building or parking areas is not constructed shall be landscaped with a lawn as a minimum.
3. Additional landscape requirements:
 - a. Interior Landscaping for Vehicular Use Areas. Any open vehicular use areas, excluding loading, unloading and storage areas in a business zone, containing more than 6,000 square feet of areas, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping, Interior landscaping may be peninsular or island types.

- b. Landscape Area. For each 100 square feet or fraction thereof, of vehicular use areas, a minimum total of five square feet of interior landscaped area shall be provided.
 - 1. Minimum area. The minimum landscape area permitted shall be sixty-four square feet with a four-foot minimum dimension to all trees from edge of pavement where vehicles overhang.
 - 2. Maximum contiguous area. In order to encourage the required landscape areas to be properly dispersed, no individual landscape areas shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required areas shall be four feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.

- c. Minimum trees. The following minimums are required, based upon total ground coverage of structures and vehicular use areas. The perimeter landscape buffer area can be counted as part of this calculation:
 - 1. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage and, a total tree planting equal to one inch in tree trunk size for every 2,000 square feet of ground coverage.
 - 2. Between 20,00 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and, a total tree planting equal to ten inches plus one-half in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.
 - 3. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and, a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet in ground coverage.
 - 4. Trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs, or ground cover, not to exceed two feet in height.

- d. Vehicle overhang. Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete or other well stops are provided to insure no greater overhang or penetration of the landscaped areas.

- e. Curbs to protect screening material. Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

- f. Interior Landscaping. Interior landscaping shall be provided in addition to the previously required perimeter landscaping. Interior landscaping shall consist primarily of new tree planting or the preservation of existing trees or hedges within the development site.

1. Preservation of existing landscaping materials. All trees having a trunk diameter of six inches or greater as measured twenty-four inches from ground level shall be preserved unless such trees are exempted as follows:
 - a. Trees within public right-of-way or utility easements as approved by the City Engineer.
 - b. Trees within the ground coverage of proposed structures and pavement or within twelve feet from the perimeter of such structures or pavement.
 - c. Trees that are damaged, diseased, over-mature, which interfere with utility lines or are an appropriate or undesirable species for the specific location as approved by the Planning Department.
 - d. Plantings within the landscape buffer area shall account for City's tree replacement requirements.
 - e. Landscape materials.
 1. Plants. Artificial plants are prohibited. All plant materials shall be living plants and shall meet the following requirements:
 - a. Quality: Plant materials used in conformance with provision of this chapter shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
 2. Maintenance and Installation. All landscaping materials shall be installed in a sound, workmanship-like manner and according to accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant materials shall be replaced within one year, or by the next planting period, whichever comes first; while other defective landscape material shall be replaced or repaired within three months. Violation of these installation and maintenance provisions shall be grounds for the building Inspection Department to refuse a building occupancy permit or institute legal proceedings.
 3. Pruning and Growth Inhibitors. Landscaping materials used to fulfill coded requirements, or conditions of approval, may not be pruned or otherwise treated so as to reduce overall height or level of opacity required. Landscape Materials are intended to grow, spread and mature over time; and pruning and other inhibiting measures including

removal may only be practiced to preserve the relative health of the material involved. The use of growth inhibitors is not permitted to be used on any plant material used to fulfill code requirements or conditions of approval.

G. Architectural Standards

Building materials shall be compatible with adjacent uses.

1. Color Palette:

- a. Earth tones, muted and natural tones are required. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.

2. Materials:

- a. Warm-tone brick.
- b. Stone veneer or cultured stone with limestone trim.
- c. Natural wood and wood composite.
- d. Stucco may be used as an accent material provided it does not exceed 20% of the exterior façade material.
- e. Concrete or masonry foundations shall not be exposed.
- f. Exterior cladding shall be within color palette described and be traditional materials, most commonly found on similar building types. These materials shall include the following:
 1. Brick Veneer
 2. Stone/Cultured Stone (equal to or better than Stone Products Corporation)
 3. Wood lap siding, composite lap siding and cedar shake siding painted or stained.
 4. Vinyl siding – minimum of .042" nominal thickness with wood grain finish.
 5. Stucco – per industry standards – light to medium textures.
- g. All buildings shall reflect the same articulation, finish, and ratio of façade materials on all four sides.
- h. Roofs:
 1. Pitched roofs are required on all 1-story buildings and shall have a minimum slope of 6/12. Mansard roofs are acceptable with a minimum height of 8'.
 2. On pitched roofs, metal standing seams, cedar shakes, tile, slate or dimensional asphalt or fiberglass shingles with a minimum of 25-year warranty shall be used.
 3. Minimum 12" eave overhangs.

4. All rooftop mechanical units shall be screened from view.

i. Scale:

1. Structures shall be designed to harmonize with landscape.
2. The scale of each building can be proportioned through the use of articulated building elements, such as porticos, dormers, recesses, awnings and other such elements, which help break up the building mass.

j. Wall Articulation/Fenestration:

1. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
2. The amount of fenestration should be balanced with the amount of solid façade.
3. All buildings shall reflect the same articulation, finish, and ratio of façade materials on all four sides.

H. Lighting

1. All parking lot lighting along the eastern border of the office area shall not exceed 12 feet in height from finished grade. All other site lighting shall not exceed 16 feet in height above finished grade.
2. External lighting within all subareas shall be cut off type fixtures.
3. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut off fixtures and shall be from the same type and style.
4. All light poles and standards shall be dark in color and shall either be constructed of black or dark bronze metal.
5. Parking lot lighting shall be high-pressure sodium or metal halide. Building and landscaping lighting may be incandescent or metal halide.
6. Landscape lighting from a concealed source shall be permitted. On building sides adjacent to residential development "up lighting" shall be prohibited.
7. All lights shall be arranged to reflect light away from any street or adjacent property.
8. All building illuminations shall be from concealed sources.
9. No colored lights shall be used to light the exterior of the buildings.

I. Parking and Loading

1. Parking requirements for this subarea shall be as set forth in the Hilliard City Code Chapter 1133, except as expressly set forth elsewhere in this text.
2. Minimum parking requirements shall be four parking spaces per 1,000 square feet of gross floor area of office, medical office, outpatient surgical center, laboratory and research, neighborhood business uses, bank, or credit union uses.
3. No recessed loading docks will be permitted in this Subarea.

J. Access/Curb Cuts

1. Vehicular access points are subject to the approval of the City Engineer.
2. There shall be no vehicular access permitted from Subarea 3 to the Landscape Buffer.
3. There shall be no public or private access from Subarea 3 to Scioto Run Boulevard.

K. Waste and Refuse

1. All waste and refuse shall be containerized and screened from view by a solid brick wall or masonry materials (other than concrete block) compatible with building materials on three sides and at least 6" taller than the height of the container. The fourth side shall be a wood fence/gate.
2. Containerized pick-ups shall not be permitted after 8:00 p.m. and not before 8:00 a.m.

L. Storage and Equipment and Service Areas

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building or with evergreen plant material.
2. No noises, smoke, odors, vibration or other nuisances shall be permitted.
3. No area of the site will be used for outdoor storage.
4. Service courts shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.

M. Signage

1. All signage and graphics shall conform to the Hilliard Graphics and Signage Code Chapter 1191.
2. All commercial lots within Subarea 3 (are permitted one ground monument sign and one wall or canopy/awning sign.
 - a. Monument sign shall have a brick base
 1. Sign face shall be maximum of 20 square feet each side (5 feet wide by 4 feet in height).
 2. All sign lighting shall conform with the provisions of the Zoning Code.
 3. Height of sign and base shall not exceed 6 feet from grade.
 4. Sign shall be appropriately landscaped around the base.
 - b. Wall or Plaque Sign
 1. Sign shall be a maximum of 12 square feet in size mounted to front wall of building.
 2. All sign lighting shall conform with the provisions of the Zoning Code.
 3. Sign color and shape shall be compatible with the architecture.

4. In lieu of wall plaque, a canopy or awning sign may be substituted. This substitution shall meet the requirements of Hilliard signage section 1197.27

N. Review

1. Prior to issuance of building permits for Subarea 3, the developer shall submit complete schematic site plans, landscape plans, architectural elevations, and exterior materials specifications for review by the city of Hilliard Planning and Development department. Any requested variance from this text shall be reviewed for approval at City of Hilliard Planning and Zoning Commission.
2. The developer shall submit lot splits and subdivision requests to the Planning Department for review and administrative approval. All requests shall meet the requirements of this zoning text. Any requested variance from this text shall be reviewed for approval at City of Hilliard Planning and Zoning Commission.

O. Exhibits

1. Exhibit "A"; Subarea 3 Drawing.